

WRITTEN DESCRIPTION
for
Francis Pointe PUD
May 15, 2024

I. PROJECT DESCRIPTION.

- A.** The Applicant proposes to rezone approximately 10.22 acres of property from CCG-1 and CRO to a Planned Unit Development (PUD). A conceptual site plan of the development is attached as the “Site Plan”. The proposed PUD rezoning to allow the development of a residential community of up to eighty-eight (88) townhomes.

The subject property (“Property”) is currently owned by St. Johns Trading Company, Inc. and is more particularly described in the legal description attached as Exhibit “1” (“Legal Description”). The Property is located on the north side of Edgewood Ave W, south of Francis Road at its intersection with Cleveland Road as shown on the “Site Location Map”. The properties to the north and east are zoned Residential Low Density (RLD-60); the fully developed property to the west is zoned Commercial Community/General-1 (CCG-1) and Commercial Office (CO), and the property to the south is zoned CCG-1 and is currently developed with a strip retail center.

A combination of fencing, buffering, or landscaping, and architectural controls are provided to create this integrated community and blend the proposed development into the surrounding area.

The vacant Property, located within the Urban Development Area, has dual Future Land Use designations of Community/General Commercial (CGC) and Residential Professional Institutional (RPI) as shown on the Future Land Use Map in the City’s Comprehensive Plan. The adjacent property has a land use designation of RPI. The Property’s commercial land use category allows for residential use across the development as the abutting CGC property is commercially developed over 50 percent. The proposed density does not exceed the allowable density of 30 units/acre in the RPI land use category.

- B.** RE#: 041449-0020 & 041450-0010
- C.** Current Land Use Designation: CGC & RPI
- D.** Current Zoning District: CCG-1 & CRO
- E.** Proposed Land Use Designation: CGC & RPI (no change)
- F.** Proposed Zoning District: PUD

II. USES AND RESTRICTIONS.

A. Permitted uses and structures.

1. Townhomes.
2. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
3. Foster care homes.
4. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
5. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.
6. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support the neighborhood, meeting the performance standards and development criteria set forth in Part 4.
7. Amenity / recreation center(s), which may include a pool, cabana / clubhouse, health / exercise facility, community center, leasing / management offices and similar uses.
8. Mail center.
9. Covered school bus stop subject to the approval of the appropriate Duval County Public School office.
10. Home occupations meeting the performance standards and development criteria set forth in Part 4.
11. Lakes, ponds and excavation, dug as part of the development's stormwater retention system, or recreation areas.
12. Model homes, residential sales centers, and temporary construction trailers during site development and prior to buildout. Associated parking for sales activities is permitted adjacent to model units.

- B. Density.** The maximum gross density of the PUD shall not exceed nine units per gross acre. The PUD site plan proposes development of up to eighty-eight units on the property.

- C. **Permitted accessory uses and structures.** Accessory uses and “accessory uses and structures in a residential district” are allowed in accordance with section 656.403, Jacksonville Zoning Code.
- D. **Permissible uses by exception.** None
- E. **Limitations on permitted or permissible uses by exception.** N/A
- F. **Lot requirements.** Required setbacks shall be measured to the face of the structural wall of the home or building. Nonstructural exterior surfaces or veneers will not be considered encroachments.
 - 1. Minimum lot requirement (Width and Area): Eighteen (18) feet wide and fourteen hundred (1,800) square feet in area
 - 2. Maximum lot coverage by buildings and structures at ground level: Seventy-five Percent (75%)
 - 3. Minimum yard requirements: The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are as follows:
 - a. Front – 20 feet to the garage face and 15 feet to the building façade.
 - b. Side – 0 feet interior / 5 feet for end units
 - c. Rear – 10 feet
 - 4. Building height: The maximum building height of all buildings and structures is thirty-five (35) feet.
- G. **Recreation.** Per section 656.420 recreation/open space is not required for multifamily developments with less than 100 units. Since this development has a total of 90 units, the developer is exempt from this requirement.
- H. **Differences from usual application of Zoning Code (Comparing to RLD-TNH zoning).**
 - 1. For clarification purposes, uses such as single-family dwellings, churches, golf courses, and country clubs were removed from the allowed list of uses. None of the uses allowed by exception in RLD-TNH, including cemeteries, schools, borrow pits, bed and breakfast establishments, are proposed to be allowed by exception.
 - 2. Model homes, sales centers and construction trailers are listed as a proposed allowed use prior to buildout. Amenity centers and uses and mail centers are specifically proposed for clarification.

3. A conceptual site plan of the development is attached to this application as the "Site Plan". The PUD "Site Plan" lays out the areas proposed for homes, stormwater ponds, access and recreation areas. A rezoning to a conventional zoning district does not require a site plan.
4. The setback requirements are streamlined and clarified. Where sidewalks abut townhome front yards, the sidewalks will be within the right-of-way.
5. The minimum lot frontage on a cul-de-sac is proposed to be 25 feet or 80 percent of the minimum lot width, whichever is less. Section 656.407, Jacksonville Zoning Code, normally requires the minimum lot frontage on a cul-de-sac to be 35 feet or 80 percent of the minimum lot width, whichever is less.
6. The minimum front yard for one side of a corner lot is proposed to be reduced to 20 feet.
7. The minimum lot width is larger than that normally required in RLD-TNH (Sec. 656.414 (a) (1) Minimum lot width: - 15 feet; 25 feet for end units).

III. DESIGN GUIDELINES.

A. **Ingress, Egress, and Circulation.**

1. **Parking Requirements:** A minimum of two (2) parking spaces will be provided for each unit plus one guest parking space per every three (3) units.
2. **Vehicular Access:** Vehicular access to the Property shall be provided from Edgewood Avenue West and Cleveland Road. The final location of the access point is subject to the review and approval of the Development Services Division.
3. **Pedestrian Access:** Pedestrian access shall be provided pursuant to the Jacksonville Zoning code sidewalk regulations. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

- B. Signage.** Signage shall be consistent with Part 13 of the Zoning Code which includes (but is not limited to) the allowance of neighborhood identification sign(s) up to twenty-four square feet in area per sign under section 656.1312. The proposed development may include up to two (2) permanent, identity signs at the entrance on Francis Road and the entrance on Cleveland Road. Real estate, directional, and construction signs shall be allowed on each lot provided for by sections 656.1306 and 656.1307.

- C. **Landscaping.** Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code. The required minimum amount of tree planting for lots may be located outside the individual lot boundary within the overall community boundary. An uncomplimentary use buffer will be provided where required within this townhome use consistent with the requirements of section 656.1216.
 - D. **Open Space.** At least 10 percent of the total site will be open space, which may consist of, in part, stormwater pond area.
 - E. **Utilities.** Electric, Water and Sanitary Sewer service will be provided by JEA.
 - F. **Wetlands.** The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, Army Corps of Engineers, and all applicable local, state, and federal requirements.
 - G. **Stormwater retention.** Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.
 - H. **Schedule.** Construction is anticipated to occur in one phase, with horizontal construction expected to be completed within two (2) years of commencement of construction. Lot development will occur based on market conditions. Upon approval of the construction plans for the infrastructure improvements within the property, the developer may seek and obtain building permits for the construction of residential model homes prior to the recordation of the plat(s) for the property.
 - I. **Continued operation and maintenance.** Long term, common areas will be maintained by a property owners association and funded by assessments imposed upon the residential lots through a declaration of covenants and restrictions. The property owner's association will be established prior to completion of any phase of development, certificate of occupancy, and prior to any modification requested of the Planned Unit Development. Evidence of the establishment of the legal entity shall be submitted along with the initial permit requests to the Building Inspection Division.
 - J. **Conformance to Zoning Overlay.** The property does not lie within an overlay district.
- IV. **DEVELOPMENT PLAN APPROVAL.** With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department, identifying all then-existing and proposed uses within the property, and showing the general layout of the overall property. In the event of a conflict between the Site Plan and this Written Description, this Written Description shall take precedence.

V. **JUSTIFICATION FOR PUD CLASSIFICATION.** The proposed development is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Zoning Code. This PUD, a form of customized zoning, allows for a unique housing product and development criteria that will create diversity in the housing market.

VI. **EXISTING SITE CHARACTERISTICS.** The property is undeveloped.

VII. **NAMES OF DEVELOPMENT TEAM.**

Agent: Forestar Group Inc.

Engineer: Adkinson Engineering

VIII. **LAND USE TABLE.** A Land Use Table is attached hereto as Exhibit "F". Acreages shown are approximate.

IX. **PUD REVIEW CRITERIA.**

A. **Consistency with Comprehensive Plan.** The proposed zoning is consistent with the Comprehensive Plan, and furthers the following Goals, Objectives, and Policies:

Goal 1 – To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Analysis: The rezoning of the vacant property to PUD will allow for development consistent with residential uses in an area consisting of residential, commercial, and public uses. The site is also located within the Urban Development Area, which encourages infill and redevelopment.

Goal 3 – To achieve a well-balanced and organized combination of residential, nonresidential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Analysis: The proposed zoning allows for an appropriate infill residential development in a growing transition area.

Objective 1.1 – Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Analysis: The proposed infill use is compatible with the surrounding uses and the site has adequate access to public roads and utilities so as to allow for efficient development and growth.

Policy 1.1.10: Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Analysis: North of the property is Low Density Residential (LDR), Commercial Office (CO) to the west and CGC-1 to the south across Edgewood Avenue. The proposed townhome use on this property serves as an appropriate transition between the existing uses.

- B. Consistency with the Concurrency Management System.** The property will be developed consistent with the applicable concurrency and mobility management regulations of the City of Jacksonville.
- C. Allocation of residential land use.** The PUD is consistent with land use allocations under the 2045 Comprehensive Plan.
- D. Internal compatibility/vehicular access.** The proposed uses are compatible with each other. Vehicular access is provided via Edgewood Avenue West and Cleveland Road.
- E. External compatibility/intensity of development.** The proposed development is consistent with the existing and planned uses of the surrounding properties and will not have any avoidable or undue adverse impact on existing or planned surrounding uses.
- F. Recreation/open space.** Recreation and open space may be provided. Such area, if developed, shall be owned, and maintained by an Owners' Association.
- G. Impact on wetlands.** The Property will be developed in accordance with the permit requirements of the City of Jacksonville, St. Johns River Water Management District, and all other applicable local, state, and federal agencies.
- H. Listed Species Survey.** Not required.
- I. Off-street parking & loading.** See the parking requirements proposed above under Section III, Design Guidelines. Parking will be provided for each home as required by Part 6 of the City of Jacksonville Zoning Code.
- J. Sidewalks, trails, and bikeways.** The project will include provisions for internal pedestrian circulation. Sidewalks will be constructed as required by the 2045 Comprehensive Plan and Code of Subdivision Regulations.